

[Date]

[Client Name]

[Client Address]

[City, State, Zip Code]

RE: Zoning Reclassification Opinion - Multi-Parcel Assemblage

Property Description: [Address / Legal Description of Assemblage]

Parcel IDs: [List all APN/Parcel Numbers]

Total Acreage: [Total Size]

Dear [Client Name],

This letter provides a formal opinion regarding the proposed zoning reclassification for the multi-parcel assemblage referenced above. The purpose of this assemblage is to consolidate several individual lots into a single development site to facilitate [Proposed Project Type].

Current Zoning Status:

Currently, the subject parcels are zoned as [Current Zoning Designations]. Under these existing classifications, the intended use of [Proposed Use] is [Permitted / Not Permitted / Conditional].

Proposed Reclassification:

We recommend seeking a reclassification to [Target Zoning District]. This change will unify the parcels under a single regulatory framework, allowing for consistent density, setback, and height requirements across the entire site.

Opinion of Merit:

It is our professional opinion that the proposed reclassification is consistent with the [City/County] Comprehensive Plan for the following reasons:

- **Land Use Consistency:** The proposed zoning aligns with the future land use map.
- **Infrastructural Capacity:** The site has adequate access to utilities and transportation networks.
- **Economic Impact:** The assemblage creates a more viable development footprint than the individual parcels would allow independently.

Procedural Requirements:

To achieve this reclassification, the following steps are required:

1. Submission of a formal Rezoning Application and Assemblage Map.
2. Public hearing before the Planning Commission.
3. Final approval and ordinance adoption by the [City Council / Board of Supervisors].

Conclusion:

Based on our analysis of the local unified development code, we believe there is a strong

probability of success for this reclassification, provided that the application addresses [Specific Mitigation/Condition].

Sincerely,

[Your Signature]

[Your Name]

[Your Title]

[Your Company]